

## 1.24 Lighting



**1.24.1** Lighting styles on public rights of way shall be uniform to create an overall look. Implementation staff shall work with Gulf Power on light structure styles to determine if any stock styles exist for use in the Town Center.

**1.24.2** Lighting shall be regulated with more specificity than is currently provided for in the Land Development Code. During implementation staff shall write codes for BOCC approval that contain light level (footcandle) regulations and specific regulations regarding shielding. Height of structures shall be considered in the development of new regulations. Downlighting shall be required.

### *Parking Lot Lighting*

**1.24.3** Parking lots shall be lit brighter than the street. The lighting should be intense enough to be safe.

**1.24.4** Lights shall be put on sensors.

### *Building Lighting*

**1.24.5** Security lighting is allowed, but the element of any permanent fixture shall not be visible from the street. Gas lamps are excepted.

## 1.25 Signage

**1.25.1** No on premise (freestanding) signs will be allowed

**1.25.2** No neon, flashing or animated signs allowed

**1.25.3** Sign construction shall be compatible with the Architectural Style in terms of both construction materials and design.

**1.25.4** No temporary or portable signs will be allowed; menu boards are excepted. These boards should not impede pedestrian or vehicular traffic and should not cause any safety hazard. Size requirements for these signs shall be determined during implementation.

**1.25.5** No signs, arcade, façade or freestanding signs, shall be internally illuminated, but backlighting of letters should be allowed.

**1.25.6** Wall signage shall be limited to 5% of the building frontage, not to exceed 24 square feet. This will not apply to businesses fronting US98.

**1.25.7** The only electronic message boards allowed in the Town Center will be Time and Temperature signs.

**1.25.7** Colors of signage will not be regulated

**1.25.9** Building owners will be required to take down signs if there is not a business occupying the space

**1.25.10** No flagging or pennants will be allowed except for civic events and grand openings. Grand openings will be limited to 30 days.

**1.25.11** No billboards shall be permitted in the Town Center

## 1.26 Streetscapes in the Town Center District shall be designed as follows:

**1.26.1** Two 11 foot lanes with a minimum of 10 foot wide parallel parking and a center median if applicable

**1.26.2** Twelve foot wide landscape strips between parallel parking and the sidewalk

**1.26.3** Café seating will be allowed



1.26.4 Sidewalks will be 18 feet wide on Prado & Esplanade and 12 feet wide on all other streets

1.26.5 Administrative variances will be allowed for courtyards and additional seating

1.26.6 Crosswalks will be accented in pavers and paver accents shall be in appropriate sections of the sidewalk

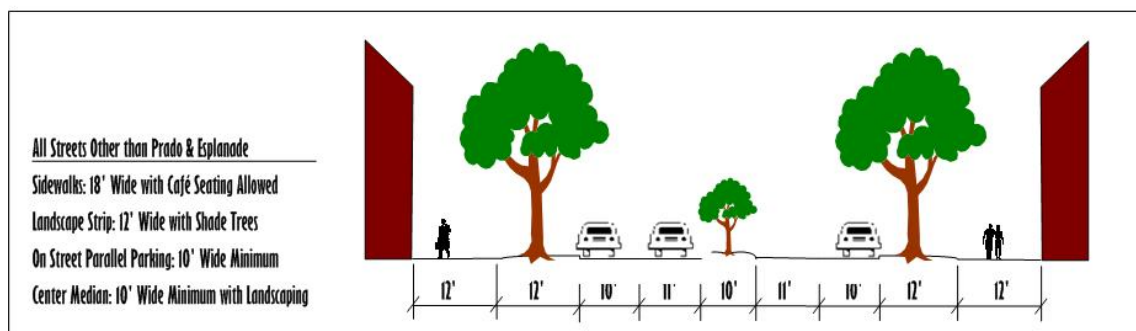
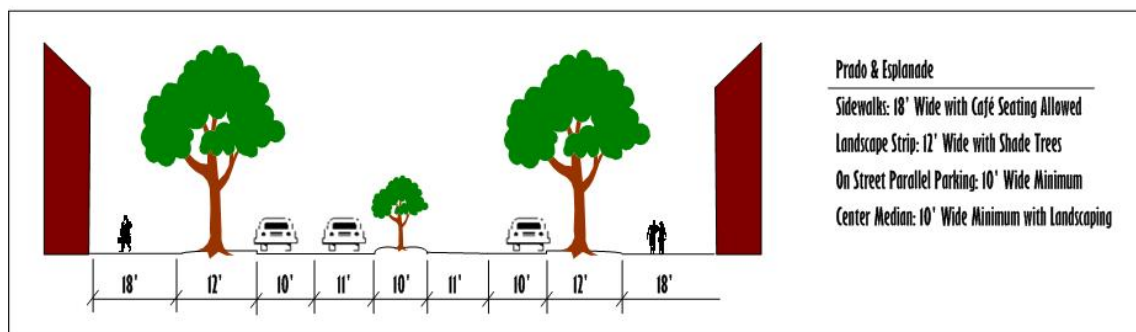
1.26.7 Benches should not be constructed of material that will rust, but of more indigenous materials such as cedar or cypress; their construction should be consistent with the chosen architectural styles and should contain no advertising

1.26.8 Alleyways should be narrower with no pedestrian amenities

1.26.9 A consistent design element shall be incorporated in the streetscape design (in benches, pavers, planter boxes, street signs etc...). This element should reflect the nautical heritage of the area, but not be "beachy."

*A depiction of the streetscape requirements appears below:*

### Navarre Town Center Plan Streetscape Requirements in the Town Center District



#### Purpose of Streetscape Standards:

- Maintain Clear Street Edge
- Enhance the Street as an inviting place for pedestrians (windows, display cases, wall art, landscaping, required retail on first floor)
- Relate the Street to traditional buildings in the corridor
- Provide a sense of scale.

## 2.0 Heart of Navarre District



### General

2.1 An Architectural Review Board should be established to review plans for new developments and redevelopment in the Heart of Navarre District. This board should function like the existing Bagdad Historic Village Architectural Advisory Board. The board will review plans in accordance with the regulations for the district.

2.2 Land Uses shall be restricted:

2.2.1 No industrial uses

2.2.2 No storage uses

2.2.3 No auto sales or repair

2.2.4 No pawn shops

2.2.5 Marine sales and repair shall be by conditional use only.

2.3 Outdoor display areas shall be restricted:

2.3.1 The merchandise to be sold must be directly related to the retail establishment or be decorative items that relate to or complement the business.

2.3.2 The size of the display area shall be limited to 50% of the building frontage.

2.3.3 The total maximum height of an outdoor merchandise display should be 12 feet

2.3.4 Wares may only be displayed during business hours

2.3.5 Displays cannot block emergency lanes, sight distance, handicapped access, doorways, pedestrian walkways etc...

2.3.6 Displays may not encroach on permitted parking areas

2.3.7 Displays are allowed on hardscape only (not in landscaped areas)

2.3.8 Displays may have one sign describing the items and price. This sign may be no

2.3.9 larger than the display. No lighting of the display is allowed.

2.3.10 Display are not allowed on vacant property

2.3.11 Displays with itinerant vendor or tent permits are excepted.

2.4 Setbacks: Relax setbacks on US98 and SR87 if parking and stormwater are located in the rear of the building.

### Architectural Requirements

2.5 Metal and vinyl buildings and siding are prohibited in the Heart of Navarre District

2.6 Barbed wire, razor wire and exposed cinder block fences and walls are prohibited. Chain link fencing shall be allowed if it is not visible from a public right-of-way, including navigable waterways and bridges.

2.7 Off grade foundations shall be concealed, cinder block should not be exposed



2.8 Columns, Porches & Railings, Balconies shall be consistent with the architectural style and proportional to the overall structure.

2.9 Towers, Cupolas & Widows Walks shall be consistent with the architectural style and will be allowed to encroach up to 10% above the height limit of habitable space.

2.10 Roofs: Metal, tiles, asphalt shingle, built-up roof and single-ply membrane all shall be allowed. Flat roofs should not be visible from any right-of-way. The codes governing use of metal roofing should be written to restrict the use of cheaper grades of roofing. They should also ensure that the roof matches the architectural style of the building and the color of the roof should be regulated by the same color palettes applicable to the district.

2.11 Doors and Windows shall be consistent with the architectural style.

2.12 Outbuildings shall be consistent with the architectural style if visible from the right-of-way

2.13 Paint colors listed the Sherwin-Williams Color Options Palette as energetic brights shall not be allowed. Colors in the first and second tier of the chips should be allowed for trim only. Colors on pages 79-85 and 97-120 of that palette shall also be disallowed. Colors from another manufacturer that resemble these colors shall not be permitted.

2.14 Parking

2.14.1 No gravel or dirt parking lots shall be permitted.

2.14.2 Landscaped planter strips shall be required between alternating abutting parking rows in parking lots of developments 50,000 square feet or more.

2.14.2.1 These strips shall be contiguous with planter islands at the terminus of parking rows.

2.14.2.2 These strips shall be wide enough to support a tree. During implementation, the width of the strips shall be set based on information from industry professionals.

2.14.2.3 A minimum linear distance between trees shall also be set so that a canopy effect in the parking lot results.

2.14.2.4 The code shall be written to require shrubs to be clumped so that there are "walk-thrus" available for pedestrians.

2.14.2.5 The code shall allow for small openings in these strips, if necessary, for stormwater control.

2.14.2.5 Administrative variances to the 18' long parking stall requirement shall be allowed to a minimum length of 16'. This accounts for the fact that overhang of the front bumper is allowed on the landscape strip.

2.15 All mechanical units shall be screened from public view, including views from navigable waterways and bridges.



## 2.16 Landscaping:

- 2.16.1 Devise incentives to preserve appropriate natural vegetation on site
- 2.16.2 Require a Registered Landscape Architect on projects of 50,000 s.f. or more
- 2.16.3 Devise incentives for xeriscaping
- 2.16.4 Increase both the size (i.e. caliper, height) and number (density) of required landscape plantings
- 2.16.4 Develop incentives, with penalties at certain points, designed to preserve natural vegetation on site, especially on the perimeter.
- 2.16.5 Research the possibilities of transplanting certain trees either on site or to county-owned receiving areas.
- 2.16.6 Develop incentives for creating drought-tolerant landscape plans
- 2.16.7 Develop incentives for installing on-ground water systems
- 2.16.8 Coordinate with Santa Rosa County utilities on the use of reclaimed water
- 2.16.9 Landscape the medians on US98 and SR87 within the Heart of Navarre District

## 2.17 Building Height



- 2.17.1 North of Laredo/Fortworth, the existing height limits of 50' for commercial and 35' for residential shall remain
- 2.17.2 South of Laredo/Fortworth and north of US98, the building height limit shall be 75'
- 2.17.3 South of US98 the building height limit shall be 100' with the required setback of 50' from the front property line (this setback will not be relaxed as described in the first recommendation 2.4). No density increases within the boundaries of this height district shall be allowed. Standards for compatibility review shall be established and enforced within this height district to ensure no major height differences develop on adjacent parcels. These two conditions are intended to further the public purposes of increased height which include saving trees, creating more

green space, saving the view of the Sound, encouraging less impervious surface and discouraging strip mall development.

*Building height has been a controversial issue throughout this planning process. It was a natural topic for discussion during the development of architectural standards, but due to a proposed development that was on the table during the working group phase, it became a polarizing issue. The Santa Rosa County Commission withheld a rezoning request for the proposed development until the completion of the Town Center Plan. The community was asked to determine for itself what height limitations should exist in Navarre. Several recommendations were made in the working groups and these were considered by the Steering Group. The original rezoning request that sparked the initial controversy has been withdrawn.*

*The above recommendations were forged through a give and take discussion among the Steering Group members. Those members recognized that there was, and is, strong opposition to increased building heights, but they also recognized the pressure for*

*increased building heights and the positive side of allowing taller buildings in limited areas. Allowing taller buildings in the limited areas identified above will allow the County Commission to deny requests for increased building heights in other areas of the peninsula. This will prevent the area from “looking like Destin” because it will prevent these structures from being built all along the peninsula. Among other things, increased height will result in a wider range of housing choices because taller structures in Navarre are only suited to residential. It is also important to point out that no recommendation has been made, and there is no recommendation in this plan, to increase densities in Navarre.*

*A map illustrating the building height limitation boundaries appears on the following page. The map on the next page depicts those properties that could be developed or redeveloped with taller structures. All other properties are platted or in public use. Modified photos showing what different building heights might look like in Navarre follow on subsequent pages.*